

**Planning Board Meeting Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: March 25, 2004 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the Regular City Planning Board Meeting on **Thursday, March 25, 2004**
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza

BUSINESS MEETING:

I. ADMINISTRATIVE MATTERS: (See enclosed)

1. Approval of the Minutes of February 12, 2004.
2. Receive and file the Financial Report for the period ending February 29, 2004.

II. REGULATORY MATTERS:

3. S-06-2004 Property located on South Commercial Street, an application to subdivide property
PD-01-2004 to create a planned development, and for site plan approval for the construction of
SP-01-2004 132 garden apartment units and 45 townhouse dwellings and for a conditional use
CU-02-2004 permit to allow construction of two (2) multi-family buildings with dwelling units
 on the first floor, and containing approximately 132 dwelling units – TF Moran,
 Inc. for Chinburg Builders, Inc.
 Public Hearing Held: 02/12/2004
 Public Hearing Continued: 03/11/2004
 Deadline for Action: 04/08/2004 [Staff Report Enclosed]
4. SP-28-2003 Property located at 1250 South Willow Street, an application to expand a planned
PD-18-2003 development and for site plan approval for the construction of a 9,400 sq. ft.
 automotive sales and 7,400 sq. ft. service building (Gerald J. Montembeault, d.b.a.
 Dobles Hummer Dealership)
 Public Hearing Held: 01/08/2004(Postponed)
 Public Hearing: 02/12/2004
 Deadline for Action: 04/08/2004 [Staff Report Enclosed]
5. PD-08-2003 Property located at 17 Riverfront Drive, an application to create a planned
CU-30-2003 development by the construction of two (2) buildings containing a total of ten (10)

townhouse dwellings and a conditional use permit to allow the construction within the regulated floodway of the Merrimack River, pursuant with Section 7.03 (D-2) of the zoning ordinance – Spectrum Investment Group

Public Hearing Held: 02/12/2004

Public Hearing Continued: 03/11/2004

Deadline for Action: 04/08/2004

[Staff Report Enclosed]

6. PD-03-2004 SP-03-2004 Property located on Old Wellington Road, an application to create a planned development by the construction of three (3) multifamily buildings, and for site plan approval for the construction of a total of 90 dwelling units with on-site parking – The Anagnost Companies
Public Hearing Held: 03/11/2004
Deadline for Action: 05/13/2004 **[Staff Report Enclosed]**
7. CU-04-2004 Property located at 235 Myrtle Street, an application for a conditional use permit
New for a reduction from the required number of parking spaces from 62 to 44 –
Hampshire Catholic Charities Mount Carmel Healthcare Center
Public Hearing Held: 03/11/2004
Deadline for Action: 05/13/2004

III. VOLUNTARY MERGER:

8. M-2-2004 An application by 700 Lake Avenue Realty Company for voluntary merger of two (2) contiguous parcels at 700 and 704 Lake Avenue, Tax Map 172, Lots 4 and 5.
9. M-3-2004 An application by Susan E. Cowette for voluntary merger of two (2) contiguous parcels at Michigan Avenue and 1211 Page Street, Tax Map 0247, lots 17 and 18.

IV. OTHER BUSINESS ITEMS:

10. Request by NHDOT, to present plans for expansion of YDC property on River Road, per RSA674:54.

V. INFORMATIONAL ITEMS:

11. Determination of Regional Impact. **[To be distributed at meeting]**

VI. SUCH OTHER ITEMS AS BOARD MEMBERS MAY WISH TO INTRODUCE.

